

148.A

0005

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
433,800 / 433,800
433,800 / 433,800
433,800 / 433,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HIGGINS ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: DOLAN MAUREEN E/TRUSTEE		
Owner 2: MAUREEN DOLAN TRUST		
Owner 3:		

Street 1: 16 HIGGINS ST #1	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: DOLAN MAUREEN E -	
Owner 2: -	

Street 1: 16 HIGGINS ST #1	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1084 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

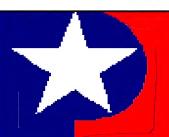
Building	Permit	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
		6/29/2018	903	New Wind	18,359	C					11/18/2018	Measured	DGM	D Mann
											2/14/2002	External Ins	PM	Peter M

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
Spec Land	J Code
Fact	Use Value
Notes	

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7234						
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	433,800			433,800		230261
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18



USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date Time	12/30/21 19:19:54
LAST REV Date Time	04/24/20 10:22:16
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DOLAN MAUREEN E	70583-506	2/1/2018	Convenience		1 No No
CHAPUT THOMAS A	33100-132	6/21/2001			286,000 No No 4

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
6/29/2018	903	New Wind	18,359	C					11/18/2018	Measured	DGM	D Mann			
									2/14/2002	External Ins	PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 1084 OPF: 88			
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir: N - NONE				Fpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB							
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL							
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	2	1							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Additions:											
Prim Int Wal 2 - Plaster				Functional:		%		Kitchen:											
Sec Int Wall:		%		Economic:		%		Baths:											
Partition: T - Typical				Special:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Override:		%		Electric:											
Sec Floors:		%		Total:	26.4	%		Heating:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	6	2								
Subfloor:				Basic \$ / SQ: 305.00				COMPARABLE SALES											
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3 - Typical				Const Adj.: 1.03929210															
Insulation: 3 - Typical				Adj \$ / SQ: 427.929															
Int vs Ext: S				Other Features: 68750															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 589433															
% Com Wal	% Sprinkled			Depreciation: 155610					Juris. Factor:		Before Depr:	470.72							
				Deprecated Total: 433823					Special Features: 0		Val/Su Net:	370.14							
									Final Total: 433800		Val/Su SzAd:	400.18							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 148.A-0005-0004.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			